



TURNKEY OCEAN-ADJACENT OFFICE CONDO OFF A1A IN INDIAN HARBOUR BEACH

2194 JIMMY BUFFET MEMORIAL HWY
UNITS # 102, 103, & 104,
INDIAN HARBOUR BEACH, FL 32937



... OFFERING MEMORANDUM ...

SCAN FOR LISTING WEBSITE

OFFERED AT:
\$450,000

- **Building Size:** ±2,800 SF
- **Year Built:** 1985
- **Zoning:** Commercial / Office
- **Current Use:** Medical / Professional Office
- **Parking:** 21 Surface Spaces
- **Flood Zone:** X (verify)
- **Condo Fee:** \$1,450
- **Management:** Vesta Property Services
- **Tax Record:** Condominium, 2715328, 2715329, & 2715330 Brevard County
- **Personal Property:** Machinery/equipment available for additional \$20,000



PROPERTY OVERVIEW

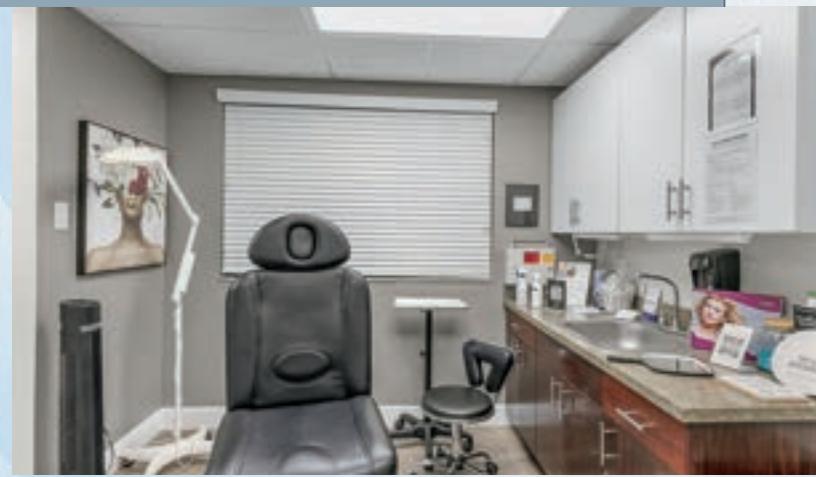
Turnkey ±2,800 SF office condo located in the well-maintained Atlantis Professional Center, just north of Eau Gallie Blvd and steps from the ocean. Prime first-floor SW corner unit with excellent visibility and abundant nearby parking. Perfect for medical, dental, massage, or professional office use.

PROPERTY HIGHLIGHTS

- *Reception & waiting area*
- *Six offices/exam rooms*
- *X-ray room with shielding*
- *Kitchen & multiple half baths*
- *Central HVAC & abundant natural light*
- *Shared tropical atrium & glass elevator*
- *24-hour access & professional signage*



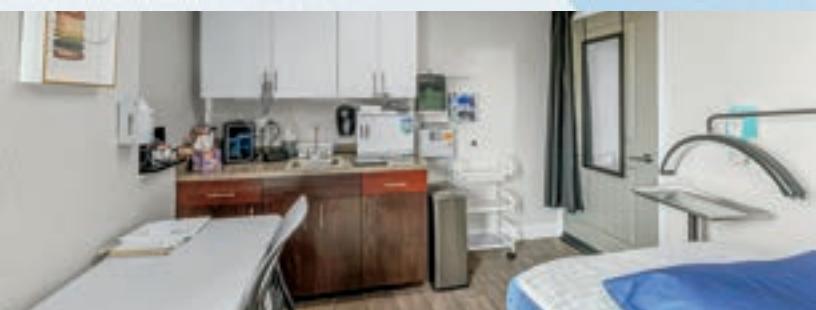
INTERIOR- EXAM ROOMS/ PRIVATE OFFICE SPACE



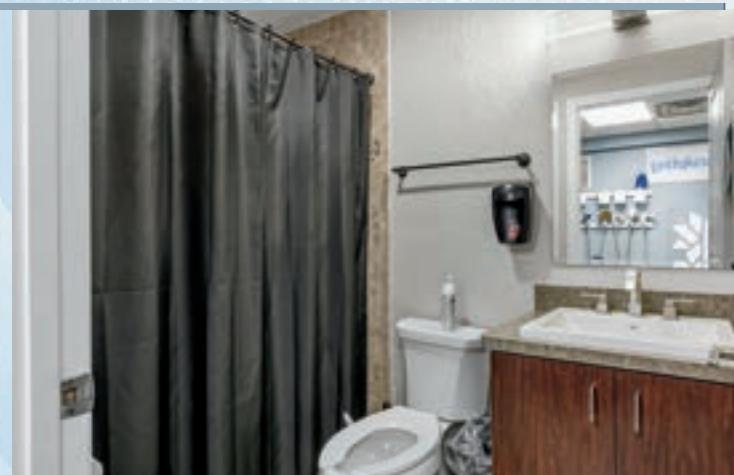
INTERIOR- OPEN WORK SPACE/ PRIVATE ROOMS

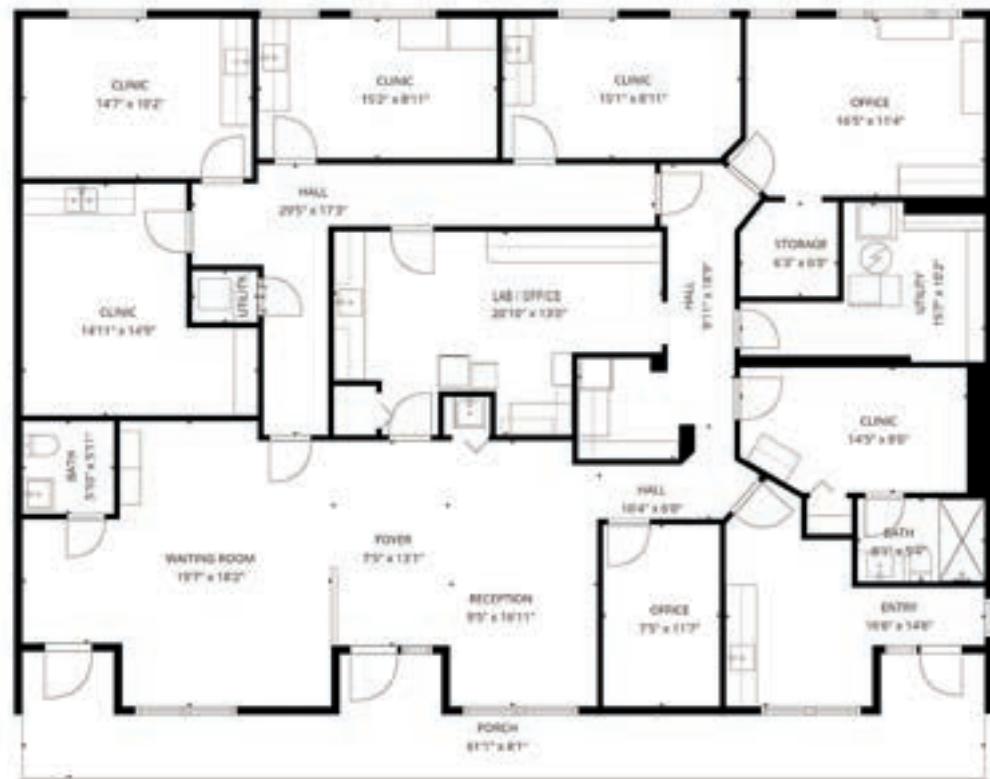


INTERIOR- OPEN WORK SPACE/ PRIVATE ROOMS













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SCAN FOR LISTING WEBSITE

EXCLUSIVELY LISTED BY:

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